138.0	0008	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,400 / 613,400
					USE VALUE:	613,400 / 613,400
					ASSESSED:	613,400 / 613,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORRADO RICHARD F
Owner 2:	BARTELS ELIZABETH
Owner 3:	
Street 1:	16 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NISHIOKA TSUYOSHI & NAOMI -
Owner 2:	-
Street 1:	16 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,173 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1870, having primarily Clapboard Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7173.000	156,100		457,300	613,400
Total Card	0.165	156,100		457,300	613,400
Total Parcel	0.165	156,100		457,300	613,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.27 | /Parcel: 339.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88951
GIS Ref:
GIS Ref:
Insp Date: 10/14/20

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0008-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,500	0	7,173.	571,700	878,200	878,200	Year End Roll	12/18/2019
2019	101	FV	240,400	0	7,173.	603,400	843,800	843,800	Year End Roll	1/3/2019
2018	101	FV	240,400	0	7,173.	444,600	685,000	685,000	Year End Roll	12/20/2017
2017	101	FV	240,400	0	7,173.	425,600	666,000	666,000	Year End Roll	1/3/2017
2016	101	FV	240,400	0	7,173.	393,800	634,200	634,200	Year End	1/4/2016
2015	101	FV	234,400	0	7,173.	330,300	564,700	564,700	Year End Roll	12/11/2014
2014	101	FV	234,400	0	7,173.	322,700	557,100	557,100	Year End Roll	12/16/2013
2013	101	FV	234,400	0	7,173.	307,400	541,800	541,800		12/13/2012

!10717!

PRINT: Date 12/11/20 | Time 00:59:49

LAST REV: Date 11/30/20 | Time 09:33:46 | jorourke

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NISHIOKA TSUYOS	75527-344	1	9/2/2020	Mult Lots	605,000	No	No		
MAHON ANDREW &	65643-435		6/30/2015	Mult Lots	504,000	No	No		
WILLIAMS JEFFRE	26905-432		12/16/1996	Mult Lots	205,000	No	No		Y
BYERS EDWARD &	25134-60		1/20/1995	Mult Lots	185,000	No	No		
SPINALE JAMES &	15640-343		6/21/1984	Mult Lots	103,000	No	No		
RUGG GEORGE & L	12991-639		6/10/1976	Mult Lots	36,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1309	Insulate	3,872	C				
10/4/2016	1206	Foundati	5,000					REPAIRS
7/28/2016	1035	Manual	4,000		7/28/2016			Remove chimney.
5/26/2016	667	Redo Bat	9,000					Bath remodel

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
10/14/2020	Inspected	PT	Paul T
5/25/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Meas/Inspect	372	PATRIOT
11/10/1999	Meas/Inspect	263	PATRIOT
7/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7173		Sq. Ft.	Site		0	90.	0.71	10			Heavy T	-20					457,337						457,300	

Total AC/HA: 0.16467 | Total SF/SM: 7173 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 457,337 | Spl Credit | Total: 457,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	4 - Below Avg.		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	W - Wall Hight	10.	%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	44.94	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.23075223
Const Adj.:	0.92110789
Adj $ / SQ:	90.692
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283430
Depreciation:	127373
Depreciated Total:	156056

COMMENTS

BK:25134 PG:60, SCUTTLE HOLE / LOC=HGWAY. OF=DBL SINK. Lot size on deeds don`t account for Town taking for highway.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

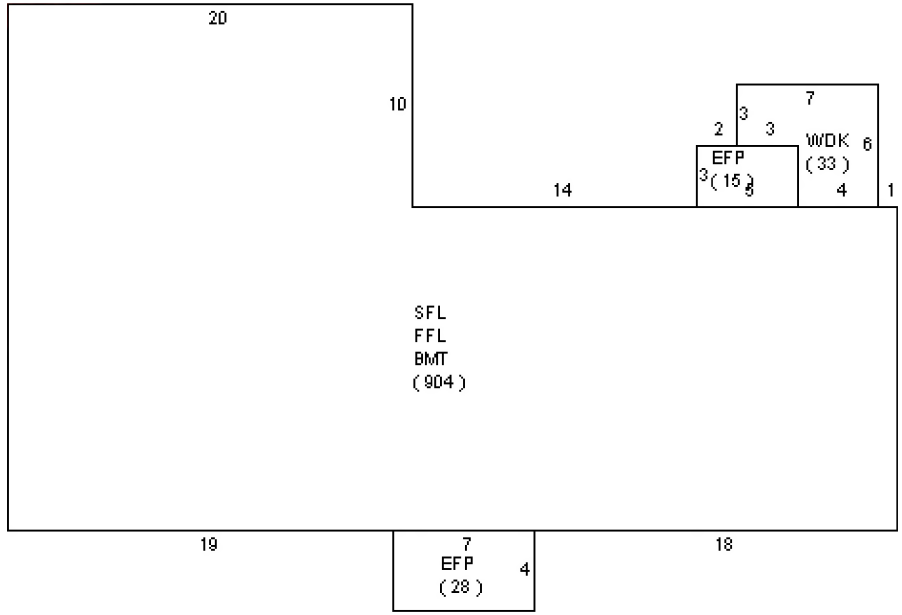
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	90.69
Special Features:	0	Val/Su Net:	55.99
Final Total:	156100	Val/Su SzAd	86.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	904	27.210	24,596
FFL	First Floor	904	90.690	81,986
SFL	Second Floor	904	90.690	81,986
EFP	Enclos Porch	43	66.870	2,876
WDK	Deck	33	14.740	486

Net Sketched Area:	2,788			Total:	191,930
Size Ad	1808	Gross Are	2788	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0008-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	